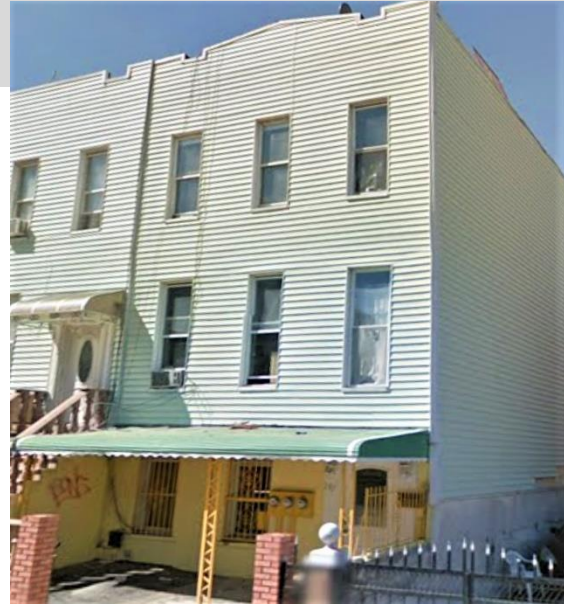


137 Linden Street

Brooklyn, NY 11221



Multi-Family 3 Units 2,700 SF

Description

Reyes & Elsamad and TMG is proud to present the sale of 137 Linden Street. This sale offers a great opportunity to own a centrally located multi-family property that features 8 bedrooms and 6 bathrooms. The first-floor unit has 2 bedroom and 2 bathrooms along with a private garden. The second apartment is a three-bedroom 2 bath unit while the third apartments is composed with 3 bedrooms and only 1 bathroom. Located on Linden Street between Central Ave and Evergreen Avenue, the property is only a 5 min walk to the Gates Ave J-M-Z station.

The buildings dimensions are 20 x 45 SF, totaling at 2,700. The lot is dimensions are 20 X 100 in an R6 Zoned area.

Property Details

Address	137 Linden Street
Location	Btw Central & Evergreen Ave
Block Lot	03221 0006
Lot Dimensions	20 X 100FT
Lot SF	2,000 SF
Building Dimensions	20 X 45
Stories	3 + (cellar)
Zoning	R6
Residential FAR	2.2
Facility FAR	4.8
Unused FAR	1,700 SF
Current Property Tax	\$2,377.00
Current Tenancy	Fully Occupied
Renovated Units	All in good condition



Asking Price: \$999,995

For more information, please contact:

Nick Ramphir
Commercial Investments
Licensed Real Estate Broker
917-721-4363 ; NickR@TheMomentGroup.com

137 Linden Street

Brooklyn, NY 11232



Proforma

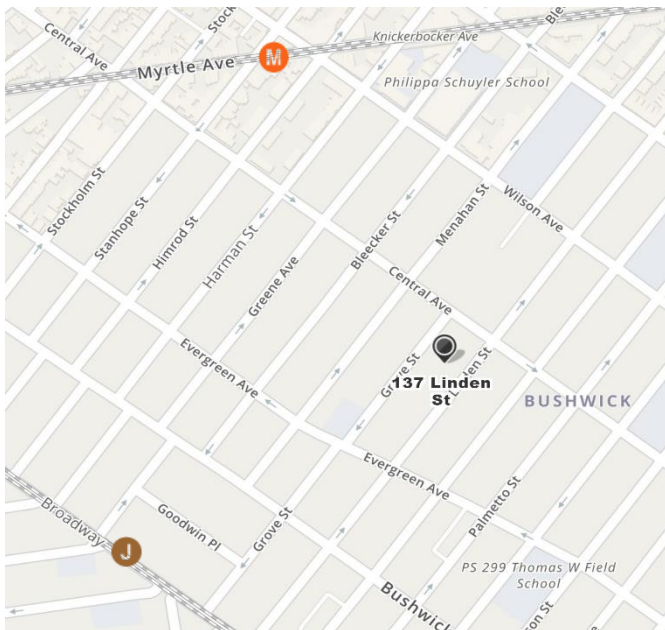
Projected Revenue

Unit	Tenant Status	Type	Unit SF	Rent \$/SF	Actual Monthly Rent	Annual Rent
1	Free Market	2 bed 2 bath	700	\$42.80	\$2,500.00	\$30,000.00
2	Free Market	3 bed 2 bath	750	\$43.20	\$2,700.00	\$32,400.00
3	Free Market	3 bed 1 bath	750	\$41.60	\$2,600.00	\$31,200.00
Total Revenue					\$7,450.00	\$93,600.00

Assumed Expenses

Real Estate Taxes (19/20)	As per the Department of Finance Records	\$2,377.00
Water Sewage		\$500.00
Gas M P M P		\$000.00
Common Electric		\$00.00
Insurance		\$3,000.00
Mgmt & Maintenance (X)		\$00 .00
Vacancy Rate (X)		\$00 .00
Total Expenses		\$100 .00
Gross Revenue		\$93,600.00
Less Expenses		\$100 .00
Projected NOI		\$00 .00

Asking Price: \$999,995



For further information about this property, contact our agents below:

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Commercial Investments
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137 Linden Street

Brooklyn, NY 11232



BLOCK 3323
 STREET Linden No. 137 UNIT 5 DATE 2/24/39 Block 3323 D.2 m 1930 sunny

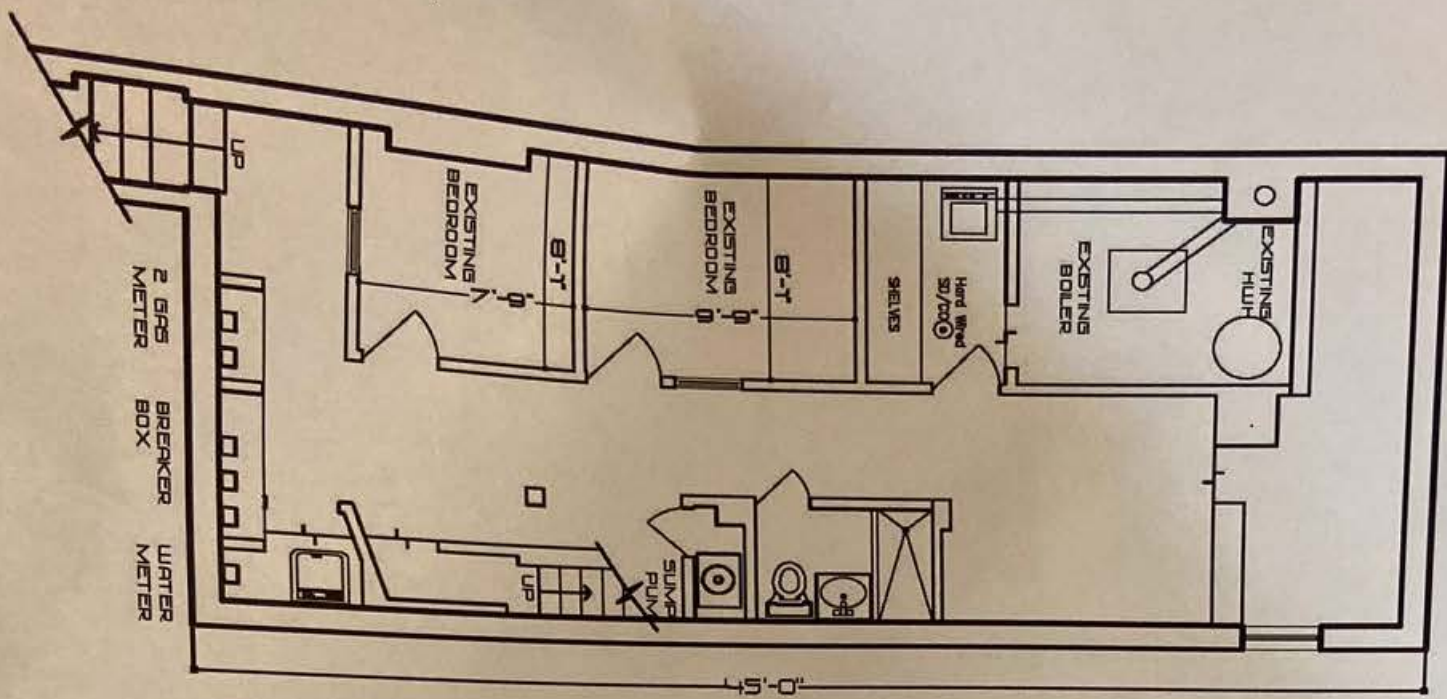
STREET	No.	UNIT	DATE	Block	Other
1	3	liv	1	owner	owner 2y for ✓/owner C.S. water w/c BT in apt
2	4	"	1	M tenant	2y " ✓✓ " C.S. water w/c BT in pub. bldg
3	5	"	1	M "	2y " ✓✓ " " " " " " "

Shut four made
 2/8/43
 F. Coche Insp.
 Sterns
 1-7

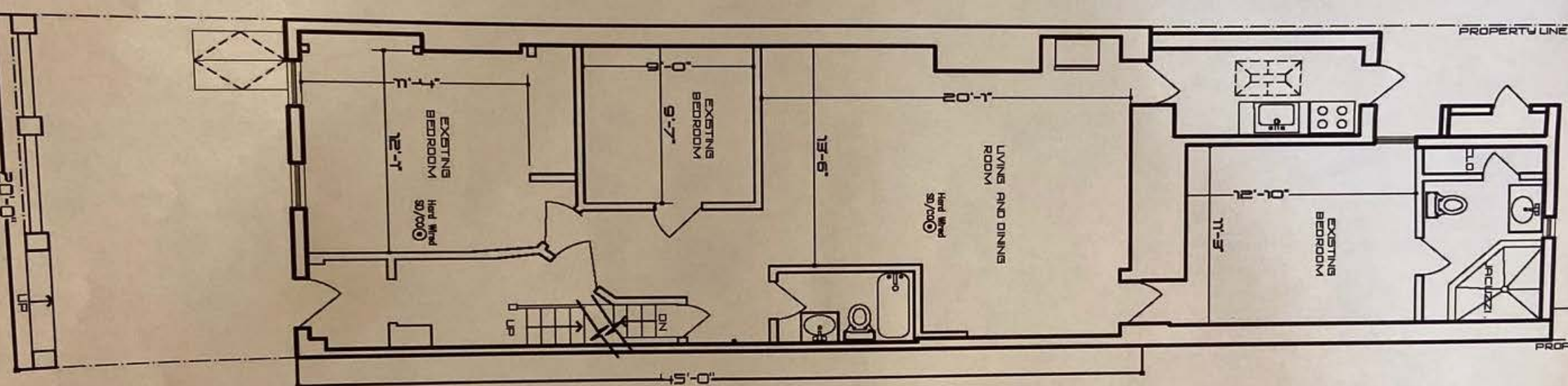
INSPECTOR TO REPORT												
STY	RES	C	B	1	2	3	4	5	6	7	TOTAL	
SLEEPING ROOMS												
BATHS												
KITCHENS												
STAIRS												
ELEVATORS												
OTHER												
APTS										0/1/1		3
TENEMENT HOUSE DEPT. (OVER)												

BOROUGH OF... Form 1008

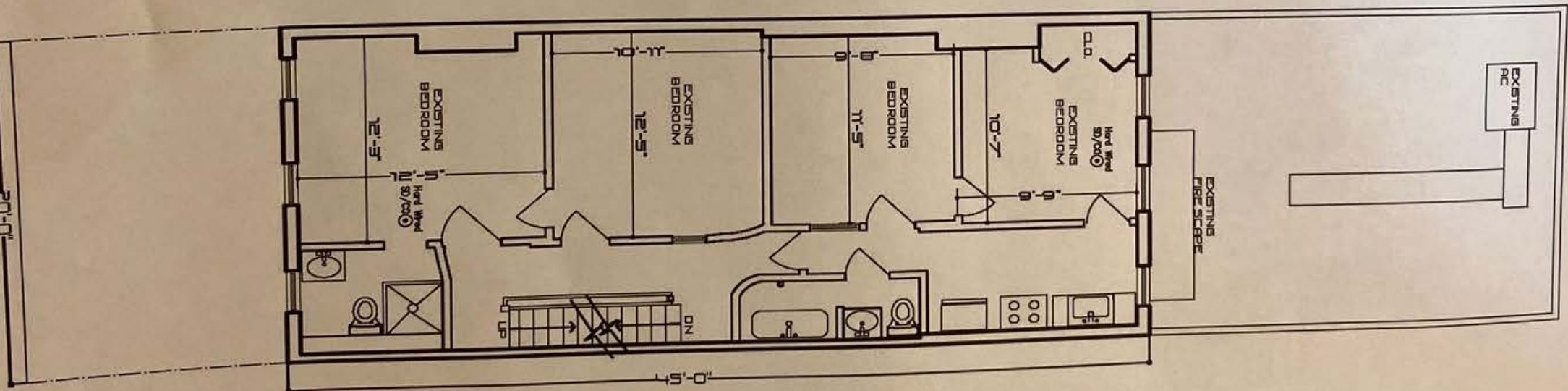




EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN

